



# 58 Bawtry Road

Doncaster, DN4 7BQ

## Asking Price £1,650,000

Located within this exclusive residential setting, on a generous 0.45 acre site, a truly exceptional detached residence, which has been appointed and presented to the highest possible standards throughout.

No expense has been spared in creating this outstanding property, designed with family living in mind, having extensive rear open plan living space incorporating living, leisure, dining and kitchen areas. The ground floor is complemented with two private reception rooms, along with WC and utility room.

The first floor provides a lavishly appointed master bedroom suite, along with two further en suite bedrooms, one with dressing room. On the second floor are two large en suite bedrooms, ideal for older children or guests.

To the rear of the grounds is a self contained one bedroomed annex, with living kitchen, shower room and bedroom.

The gardens are low maintenance, enjoy a high degree of privacy, and incorporate private patio and seating areas along with large covered, sunken seating area with firepit.

To the front is extensive parking for numerous vehicles and triple garage with remote doors.

The front of the site retains a BUILDING PLOT (ref - 23/02105/FUL) with full consent for a further detached dwelling.

- magnificent detached property with annex and building plot
- luxury contemporary living of around 6,000sq ft (inc annex and garage)
- triple garage and extensive further parking, 'in an out' entrance gates
- low maintenance grounds of nearly half an acre with private seating areas
- both open plan and private reception areas
- private outside kitchen with range of appliances
- 5 en suite bedrooms
- close to rail and motorway network
- easy access to Lakeside shopping and leisure
- SIGNIFICANT STAMP DUTY SAVING DUE TO ANNEX (ask agent)

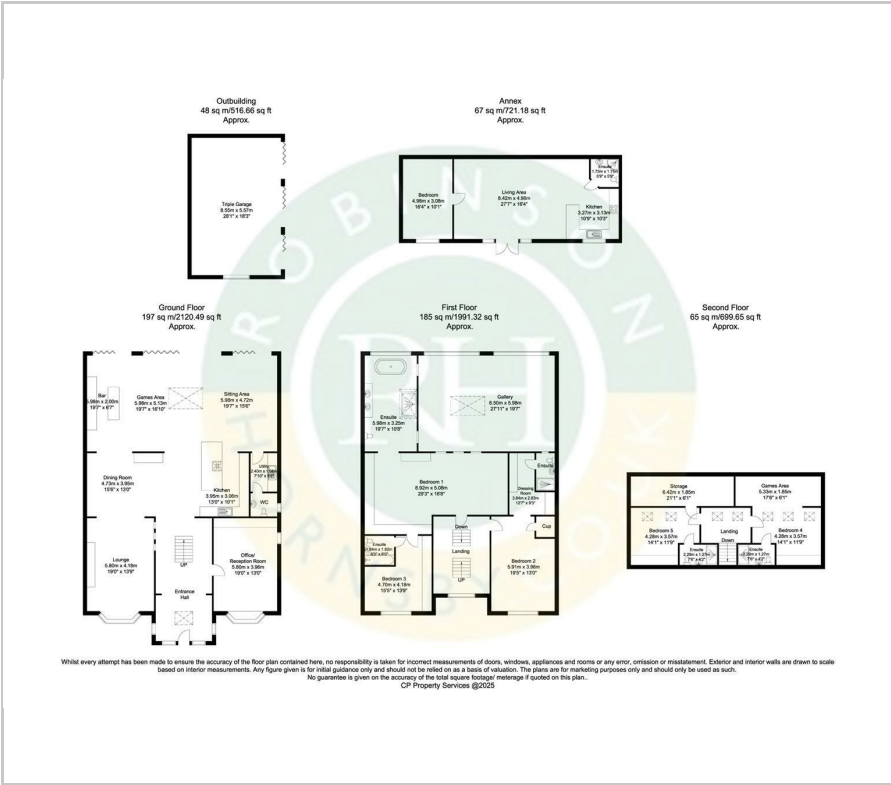
## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

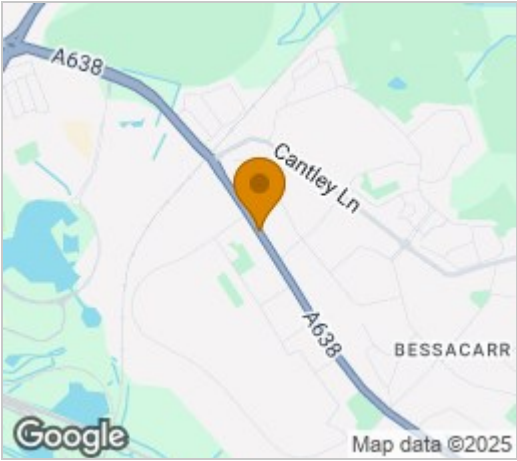




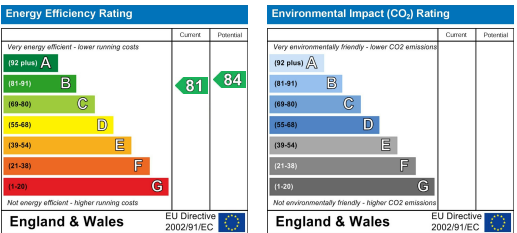
Floor Plan



Area Map



Energy Efficiency Graph



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